



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	City of Lake Forest
C2	Address:	25550 Commercentre Drive, Suite 100
C3	Contact Name:	Jennifer Mansur, AICP
C4	Title:	Associate Planner
C5	Phone Number:	(949) 461-3472
C6	Phone Extention:	
C7	Email:	jmansur@lakeforestca.gov
1a	Is your agency adopting a single agency ordinance OR a regional agency alliance ordinance?	Regional Agency Alliance Ordinance ▼
1b	Date of adoption OR anticipated adoption:	1/19/2016
2a	Reporting period:	
2b	December 1, 2015 through December 28, 2015 (all agencies)	<input type="radio"/>
2c	February 1, 2016 through February 28, 2016 (additional reporting period for agencies crafting regional ordinances with other agencies)	<input checked="" type="radio"/>
3a	Are you using:	a locally modified Water Efficient Landscape Ordinance (WELO) ▼
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWELO?	Yes ▼
3d	URL for your WELO	http://www.lakeforestca.gov/292/Planning-Documents
3e	List major changes from the State's MWELO	<ul style="list-style-type: none"> • The OC Model ordinance breaks out the State Model Ordinance into an Ordinance document and a Guidelines document. • More refined definitions to provide better clarity of technical terms. • The OC model provides many more types of spray irrigation applications with normally accepted distribution uniformities in both Lower Quartile and Lower Half calculations. • Expanded Evapotranspiration zones from three cities representing all of OC to a comprehensive listing of cities. • The OC Model is accompanied by an Excel worksheet to help designers and planners evaluate compliance utilizing a unified approach. • The OC model includes the following example documents as part of the Appendices within the Guidelines Document: Certification of Landscape Design, Certificate of Completion, and Inspection Affidavit. • The inclusion of the Community Aesthetics Evaluation concept. While not subject to a permit, plan check or design review, the Community Aesthetics Evaluation may be performed to ensure the aesthetic standards of the community and irrigation efficiency intent is maintained.



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3f	If specific types of projects are exempt (other than those already specified in MWELD), state what they are and the sections of the ordinance that they are exempt from.	No additional exemptions.
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	No
3h	If yes, describe:	
4	If other agencies are implementing the ordinance, explain their role:	Irvine Ranch Water District and El Toro Water District
5	Permitted projects subject to the ordinance during the reporting period (*e.g., single family residences, commercial projects, landscape retrofits for which permits were finalized during the reporting period, etc.):	Landscaping related to a new single-family detached cluster development and a new private park for a residential community.
6a	Total landscape area subject to the ordinance over the reporting period:	132,818.0
6b	Unit of Measure (sq. ft. or acres)	Square Feet
7a	During the reporting period, how many of the following types of projects did your agency issue final permits on:	2
7b	new housing starts	2
7c	new commercial projects	-
7d	landscape retrofits	-
8	Describe the procedure for review of projects subject to the ordinance:	During the planning entitlement process, it is determined if a project is subject to WELO and if so, conditions of approval are included in the approved resolution requiring consistency with the City's WELO. During a plan check review of landscaped plans, the WELO calculations are required with a signed "Certificate of Landscape Design" from a licensed landscape architect. After completion of the project a signed "Landscape Installation Certificate of Completion" is required from the landscape architect.
9a	Describe actions taken to verify compliance:	Staff requires a signed "Certificate of Landscape Design" and "Certificate of Completion" from a licensed landscape architect.
9b	Is a plan check performed?	Yes
9c	If so, by what entity?	City staff and Consultant (for residential projects)
10	Describe implementation and enforcement measures:	Staff requires compliance with WELO through the City's entitlement process. Building permits for a project requiring WELO will not be issued until WELO has been complied with.
11	Explain challenges to implementing and enforcing the ordinance:	City of Lake Forest does not have licensed landscape architect or anyone with the expertise of the WELO calculations on staff. We depend on the self-certification process.
12	Describe educational and other needs to properly apply the ordinance:	Provide better training on how to review WELO calculations to ensure accuracy.
13	Additional Comments:	



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Please submit reports, including a copy of your local water efficient landscape ordinance, via email to WELO@water.ca.gov by December 31, 2015. Agencies preparing a regional ordinance must submit an additional report by March 1, 2016. For questions, please call Ms. Julie Saare-Edmonds at (916) 651-9676.